

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale
Commissioner

Date: August 3, 2022
Time: 2:00 p.m.
Location: Zoom Meeting

Members Present (9)

Samuel Chu – Town of Babylon
David Doty – Town of East Hampton
Jennifer Casey – Town of Huntington
John Condzella – Town of Riverhead
John Finn – Town of Smithtown
Daniel Flynn – Town of Southampton
Lisa Perry – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large

Members Not Present (5)

John Coverdale – Town of Brookhaven
Timothy McCarthy – Town of Islip
Elizabeth Galle – Town of Shelter Island
Thomas McCarthy – Town of Southold
Kevin Gershowitz – At Large
Vacant – At Large

Staff Present (6)

Sarah Lansdale – Commissioner, Economic Development & Planning
Andrew Freleng – Chief Planner
Christine DeSalvo – Principal Office Assistant
John Corral - Environmental Projects Coordinator
William O'Brien – Research Analyst
Robert Braun – Assist. County Attorney (Commission Counsel)

Call to Order - The Suffolk County Planning Commission meeting of August 3, 2022 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Public Portion – There were several members of the public that requested time to speak to the Commission regarding the referrals on today's meeting agenda.

- **Chair's Report** – The chair announced that this is Commission member Chu's last meeting, he's on to MTA, and invited him to say a few words while mentioning that the Commission is trying to get everybody together on October 5th at 5:30 p.m. for a live meeting (or not), with hope is to get former Commission members there to thank them for their service, as well as Mr. Chu and for us to all gather in person, so we're going to send a 'save the date'. Chairperson Casey went on to state that Mr. Chu was chairing the clean energy committee and that he's going to continue help co-chair it with Commission member Tim McCarthy. Mr. Chu was also chairing the environmental justice committee, and it was suggested the County appoint a director of environmental justice to help lead this really important work. The Chair congratulated Commissioner Sarah Lansdale for her new role as Commissioner of Economic Development and thank her for everything she's done with the Commission. The Chair then mentioned Commission member Kaufman, who is chairing a group to work on the guidelines, to see if there's any updates. Chairperson Casey announced that there was a Planning Federation being planned for October so we're still trying to put that together ideas such as the state of affordable housing in Suffolk County and a roundtable discussion with town planners on affordable housing in perpetuity, as well as opportunities and farm worker housing. Lastly the Chair mentioned another important Suffolk County initiative, Reclaim Our Water and asked Sarah Lansdale to speak on the topic.
- **Commissioner/Director's Report** – Sarah Lansdale informed the Commission that the date is August 22, that's the meeting for the planning for the October Federation event that the Chair referenced. Stating that they want to have the participation of all town planners on roundtable discussion on all of the innovative things towns are doing on affordable housing; and that there's some bills at the County Legislature, looking at the topic of affordable housing in perpetuity that is being proposed to be attached to the County grant programs right now for the creation of affordable housing. Agricultural or farmworker housing is also being address as a need that exists, particularly out in our more agricultural areas in Suffolk County. And also the countywide waste water management district, and what that means for clean water for all county residents as it relates to wastewater. Finally, Commissioner Lansdale reminded those that still need to file their ethics disclosure forms, that they need to do it very soon, and if you have any issues with it, you can reach out to the Ethics Board, they'll be happy to help you do it, there's an online forum as well. She noted that there will be there are fines associated with not filing so what we're trying to do is avoid having volunteers who are kindly volunteering their service to the county incur a financial penalty for not filing, so to avoid that Commission members who have not filed need to do so within the next few days.

Guest Speakers –

Janice Scherer, Planning and Development Administrator for the Town of Southampton; gave a brief presentation providing clarification and answered Commission member questions relating the proposed matter before the planning Commission to adopt an addendum to our comprehensive plan and that's our affordable/workforce housing element. **Kara Bak**, Town of Southampton Housing Director, also stated she was happy to answer any questions that the Commission may have with regard to the Community Housing.

William Manger Jr., Village of Southampton Trustee; along with **Alex Wallach**, Village of Southampton Planning Director, and Noah Levine of BFJ Planning, Consultant for Village of Southampton, gave a brief presentation providing clarification and answered Commission member questions relating the Village's proposed 2022 Comprehensive Plan "blueprint" for the Village of Southampton.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code –

Town of Southampton, Adopt Housing Comp Plan; the application is referred by the Southampton Town Board, received on July 7, 2022 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to an ordinance and/or Comprehensive Plan. Referral materials to the Suffolk County Planning Commission by the Southampton Town Board indicates that the "Housing Plan addresses critical questions on the Towns housing issues to guide future projects." The "Housing Plan, Town of Southampton, New York" was prepared by the Town of Southampton Housing and Community Services and is intended to be adopted by the Town Board as an updated element of the Town of Southampton Comprehensive Plan.

The Draft Housing Plan, Town of Southampton, New York – May 2022 was prepared by a process of "reviewing relevant policy and planning documents, researched census data and other publicly available datasets and engaged directly with the public through a series of virtual public forums and online surveys of residents." The Housing Plan addresses key demographic trends in Southampton; characteristics of Southampton's housing supply; housing challenges; neighborhood aspirations and provides steps to put in place to realize the cumulative vision of the Town.

The staff report recommended approval of the Town of Southampton 'Draft Housing Plan' referral, and offered seven (7) comments for their consideration and use.

After deliberation Commission member Daniel Flynn made a motion to adopt the staff report as written and approve the Town of Southampton 'Draft Housing, and offer the seven (7) comments. The motion was seconded by Commission member Kaufman, vote to Approve; 9 ayes, 0 nays, 0 abstentions.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code – (continued)

Village of Southampton Comprehensive Plan; the referral is from the Incorporated Village of Southampton Beach, received on July 7, 2022 – the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and/or a comprehensive plan. Referral materials to the Suffolk County Planning Commission by the Village of Southampton Board of Trustees indicates that the "2022 Comprehensive Plan is a 'blueprint' for the Village, outlining vision for the future with community-established principles for the orderly and balanced future economic, social, physical, environmental and fiscal development." The village puts forth that "the document is not law or regulation, but it provides guidance to elected officials and decision-makers when they make land use, zoning and capital investment decisions."

Referral materials to the Suffolk County Planning Commission from the Village of Southampton Board of Trustees further state that "this plan is an update of the Villages current Comprehensive Plan from 2000.

According to the Plan, "some of the main issues focused on in the document are revitalization strategies for the Village Center, zoning recommendations to preserve the residential fabric, largely through regulations that discourage 'tear-downs', addressing community support for potential reuse of the Stony Brook Southampton Hospital site, strategies to improve pedestrian and bicycle infrastructure, addressing the lack of housing diversity and workforce housing, preservation of the natural environment, and becoming a more sustainable community". It was noted that "this Comprehensive Plan was also developed in the shadow of the outbreak of COVID-19 in 2020 and 2021. The pandemic has resulted in significant demographic shifts. Some impacts of the COVID-19 pandemic are plain to see while others, like the potential growth in year-round residents, will take time to fully understand"

The staff report recommended approval of the Southampton Village Comprehensive Plan -Draft July 7, 2022, and offered seven (7) comments for their consideration and use by the Southampton Village Board of Trustees.

After deliberation Commission resolved to generally agree with the staff report and commission member Kaufman made a motion to adopt the staff report as written and approve the Comprehensive Plan and offer two additional comments to create an action plan to look at water usage issues and to develop a plan to retrofit exiting housing stock with Innovative/Alternative (I/A) waste water systems, for a total of nine (9) comments. The motion was seconded by Commission member Dotty, vote to Approve; 9 ayes, 0 nays, 0 abstentions.

Other Commission Business

- Advisory: **Motor Parkway Associates, LLC**, referred by the Village of Islandia. Chief Planner Andrew Freleng stated that the applicant is in process of completing their 'public notice' requirement.
- Chairwoman Casey stated that the next Commission meeting is to be held on September 7th at 2 p.m. via Zoom.
- Motion to adjourn meeting by Commission member Chu, motion was seconded by Commission member Kaufman, approved unanimously.